

SUB-CHAPTER 2.10
UNIFIED BUSINESS DISTRICT "J" REGULATIONS

SECTION

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14-2.1001. Scope. Within a Unified Business District as shown on the Zone Map of the City of Alcoa, the following requirements shall apply. (Ord. No. 338 as amended by Ord. No. 546, Sec 2)

14-2.1002. Uses permitted. All uses permitted in a General Business District, except tourist courts or trailer camps, dwellings, motor vehicle sales and services, outdoor advertising structures, and any business enterprise requiring large outdoor storage or service area. (Ord. No. 338 as amended by Ord. No. 546, Sec. 2)

14-2.1003. Uses not permitted.

- (1) Those uses excepted from uses permitted in a General Business District.
- (2) All uses not permitted in a General Business District. (Ord. No. 338 as amended by Ord. No. 546, Sec. 2)

14-2.1004. Height of building. No building shall exceed in height the distance from which it is set back from the edge of the district of which it is a part except as provided in Section 14-2.1603. No building shall otherwise exceed in height the requirements of the General Business Districts. (Ord. No. 338 as amended by Ord. No. 546, Sec. 2)

14-2.1005. Other area, bulk, and placement requirements. In respect to the requirements outlined below, the district shall be considered as a whole, according to the plan submitted for development.

Total floor area shall not exceed seventy-five per cent (75%) of the total district land area, exclusive of public streets not wholly contained within the district.

Front, side, and rear yards shall be required for the district as a whole at all district boundaries and where the private property of the district abuts a public street, the minimum depth of which yards shall be twenty (20) feet, increased by one (1) foot for each foot of height above twenty (20) feet where a building is located within thirty (30) feet of the district boundary, but in no case shall minimum depth required for yards exceed thirty (30) feet from such district boundary or street lot line.

The minimum land area of any district shall be four (4) acres or one (1) city block, whichever is less, with sufficient frontage if along a major street as shown on the current Major Street and Road Plan of the Alcoa Regional Planning Commission to provide two (2) access ways under the vehicular access provisions of this district. (Ord. No. 338 as amended by Ord. No. 546, Sec. 2)

14-2.1006. Development standards and requirements. The following off-street parking regulations shall apply in addition to regulations set forth in Section 14-2.1906. Paved off-street parking facilities shall be developed in accordance with an overall parking and circulation plan for the entire district. Such plan shall not only provide ample and well-defined vehicular parking, maneuvering, and circulation facilities relating to marginal drives and access ways to public streets equal to not less than four (4) square feet for each square foot of ground floor area, but shall provide ample and safe facilities separated spatially and functionally from vehicular ways for district pedestrian traffic by the utilization of pedestrian areas, malls, sidewalks, islands, parkways, and similar features. The following off-street loading and unloading requirements shall apply. Paved off-street loading and unloading areas and facilities shall be provided to adequately serve all uses of the district, shall be located adjacent to or where served by alleys or service drives and arranged so as to preclude as nearly as possible conflict between service and customer traffic, both vehicular and pedestrian. Except at alley or service drive entrance ways from public streets, all loading areas and service drives shall be set back from all street right-of-way lines and district boundary lines a minimum distance of twenty (20) feet.

The following access and traffic control regulations shall apply in addition to or where applicable in lieu of any less stringent drives by requirements provided in Section 14-2.1908. The location of access ways to any Unified Business District shall be specified in a plan by the City to fit the needs of conditions pertaining to any such districts, according to the following standards, which should guide but not bind the City:

(1) There should be no more than three (3) access ways to any one public street from any district.

(2) The minimum distance between access ways to any Primary Artery (as shown on the Major Street and Road Plan hereinabove referred to) shall be not less than three hundred (300) feet and to any other public street shall be not less than two hundred (200) feet, measured from centerline to centerline of access ways; no access way shall be established to any public street nearer than one half (1/2) the above cited respective distances from the nearest point of intersection of the centerline of public streets, measured from centerline of access way along the edge of the right-of-way of the street intersected to the centerline of the intersecting street;

(3) Paved acceleration and deceleration lanes a minimum of ten (10) feet in width and extending one hundred (100) feet in length in each direction, measured from centerline of access way, are required along any primary artery, and may be required (or a channelized access way required in lieu of) along any other public street;

(4) Paved marginal drives to access ways of any such primary artery shall be developed parallel to and as nearly adjacent to the edge of traveled way of such artery as possible without infringing on the necessary freeboard of such way or of its parallel sidewalk and shall be privately constructed at City standards according to the City's plan; similar ways may be required adjacent to other streets;

(5) Temporary access ways may be granted by the Board of Zoning Appeals at locations other than those specified for permanent access to a United Business District by the City where expedient for purposes of staged development of the district; however, no business development herein allowed shall develop on any property of the district without construction of the marginal drives along its entire frontage, and temporary access ways shall cease to exist at the time any other means of access to a property occurs;

(6) Any Unified Business shall provide an area of land not less than ten (10) feet deep along all district boundaries and adjacent to all peripheral public streets except at access ways between any parking area or marginal drive and the edge of the traveled way of such street, such land to be called a "buffer strip"; there shall be a curb, bumper stop, or wheel clocks provided to keep any vehicle from projecting or riding over the buffer strip. The ground of the buffer strip shall be prepared so as to be fertile, and there shall be planted therein a thick permanent stand of grass or other ground cover or other appropriate

landscaping materials including trees and shrubs, provided, however, that no planting shall interfere with corner visibility at intersections of public streets or at intersections of access ways with public streets, in both cases according to the provisions of Section 13D; at all points where loading or service areas are situated in whole or in part within thirty (30) feet of either the edge of district or a street right-of-way line, a screen planting shall be provided which shall be maintained so as to continue its effectiveness as an obscuring screen. (Ord. No. 338 as amended by Ord. No. 546, Sec. 2)

14-2.1007. Non-conformities. All properties not conforming to the provisions of this zoning classification shall become a type (5) nonconformity as specified in Section 14-2.1902 (5). (Ord. No. 338 as amended by Ord. No. 546, Sec. 2)

14-2.1008. Administration. In considering enactment or amendment of the zone map to create any Unified Business District, the City shall consider any tentative or preliminary sketch plans for the development of the district as proposed by representatives of property constituting not less than a majority of assessed value of the land and existing improvements of the districts.

An ordinance adopting such enactment or amendment shall make reference to a plan of the City of access and traffic control of the district.

Issuance of any building permit for any property of the district for use, excavation, site preparation, access way construction, addition, alteration, construction, or reconstruction shall require review and approval by the Planning Commission for the City of all plans and specifications for the entire district, or portion thereof where there are multiple ownership's within the proposed new district; said plans and specifications shall include site plans, construction plans, and elevations drawn to a scale of not less than one (1) inch equals fifty (50) feet, showing proposed access ways, drives, walks, circulation, parking spaces, loading facilities, landscaping, planting, materials, structures, buildings, uses, heights, setbacks, and any additional information required by the City in order to determine whether or not the requirements of this district would be met by the proposed development.

Such detailed plans shall substantially conform to the preliminary sketch plan of the district as a whole and to the City plan for access and traffic control. Application for such permit shall include the names and addresses of all owners of property located within the particular Unified Business District.

No regular certificate of occupancy shall be issued for any use or activity within the district until all access ways, marginal drives, walks, screen and the planting and landscaping pertinent to the area then being developed have been completed. (Ord. No. 338 as amended by Ord. No. 546, Sec. 2)